

# COMING SOON! FOR SALE OR LEASE

CONSTRUCTION BEGINS Q1 2025

**±20,222 SF FREESTANDING**  
OFFICE / INDUSTRIAL BUILDING WITH YARD

Exclusive Listing Agents:

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**COMMERCIAL  
PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC

21735 E MCCOWAN LN | QUEEN CREEK, AZ



# PROPERTY SUMMARY



## Prime Queen Creek Opportunity: Freestanding Office/Industrial Building with Yard

This ±20,222 SF property, situated on ±1.54 acres in Queen Creek, offers a unique blend of office and industrial space, perfect for businesses seeking flexibility. Strategically located in the booming Southeast Valley, it's ready to meet the demands of today's market.

ADDRESS 21735 E McCowan Ln  
Queen Creek, AZ 85142

PROJECT SIZE ±20,222

LOT SIZE ±66,964 (±1.54 Acres)

APN 304-64-098

ZONING EMP-A

LEASE RATE CONTACT BROKER

SALE PRICE CONTACT BROKER

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Q1 2025!**



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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### **Underground Tanks for Water Retention**

Graded and Approved by QC Flood Control



### **Unmatched Energy Efficiency**

ICF construction boasts an R40-R45 insulation rating, reducing energy costs and creating a comfortable environment year-round



### **Superior Durability**

Hurricane and termite-resistant, this building is built to last and withstand the test of time



### **Precise Construction**

ICF's inherent squareness ensures a perfect fit for windows and doors, eliminating warping and misalignment



### **Streamlined Interior Finish**

Drywall mounts directly to the ICF blocks, simplifying the finishing process and saving time and labor



### **Modern Aesthetics**

Black aluminum-framed windows, a striking glass entrance, and a sleek metal staircase create a contemporary industrial vibe



### **Smart Technology Integration**

LED lighting throughout and provisions for smart home features add convenience and efficiency



### **Grand Open Spaces**

Soaring 29ft ceilings and an open mezzanine provide an airy and expansive feel



### **Authentic Industrial Touch**

Exposed metal ductwork and polished concrete floors complete the modern industrial aesthetic



# PROJECT **ELEVATIONS**



**West Elevation**



**Southeast Elevation**



**Southwest Elevation**



**Front Elevation**



## **Roll-Up Doors**

(2) Forklift &  
(2) Drive-In Doors



## **Clear Height**

24' - 25' in Warehouse  
& 29' in Entrance



## **Parking Spaces**

39 Stalls  
(2 Handicap Stalls)



## **Office Layout**

Reception/Showroom,  
8 Offices, Conference  
Rooms, Break Room,  
Kitchenette &  
4 Restrooms



# ABOUT QUEEN CREEK



Located in the fastest-growing county in the nation, the Southeast Valley is a major business and employment center, with well-known global brands, plus homegrown firms and some of the most creative startup ventures imaginable.

## Southeast Valley Demographics



**1,387,996**

Total Population



**+1.47%**

Population Growth in Past 5 Years



**38.6**

Median Age



**\$95,454**

Median Household Income



**3.5%**

Unemployment Rate



**39%**

Bachelor's Degree or Higher

## 3 Mile Radius Demographics



**61,708**

Total Population



**+4.69%**

Population Growth in Past 5 Years



**35**

Median Age



**\$108,165**

Median Household Income



**3.5%**

Unemployment Rate



**42%**

Bachelor's Degree or Higher

"Arizona is a growing innovation hub, geographically situated between our existing operations in Southern California and New Mexico. This will allow us to accelerate progress from conceptual design to production to final assembly at scale as we capitalize on the many advantages Mesa and the Greater Phoenix area offer."

Michael Colgazier, CEO of Virgin Galactic  
on New Manufacturing Facility in Mesa, Arizona





### Legend

- Corporate Tenants
- Amenities
- Residential Developments
- Arizona State University

### ELLIOT ROAD TECH CORRIDOR

edgeconnext  
amazon  
Google  
Dynalectric  
niagara  
Meta  
Apple  
Dexcom  
Linc  
ELECTRA MECCANICA  
FUJIFILM  
EXRO  
LENNOX  
CAVU AEROSPACE  
HYUNDAI  
NAPA AUTION  
Sysco  
AMERICAS  
LOWE'S  
Americas  
Gilbert Gateway Town Center  
GALACTIC  
ASU Polytechnic Campus  
Able  
SkyBRIDGE

### PECOS ADVANCED MANUFACTURING ZONE

PhxMesa Gateway Airport  
Gulfstream  
Cadence  
Mitsubishi Chemical  
HORNE AUTO GROUP  
FUJIFILM  
MATHESON  
CRM  
HYUNDAI  
LOWE'S  
APPLIED Industrial Technologies  
JX  
ZF  
Frontier Family Park  
Queen Creek Marketplace

RADIANCE  
IRONWOOD RD  
MITSUBISHI CHEMICAL  
FUJIFILM  
MATHESON  
CRM  
HYUNDAI  
LOWE'S  
JX  
ZF  
Frontier Family Park  
LG  
EUCOTILLO RD

**SITE**

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